

FROM:  
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DIVISION OF FIRE PREVENTION  
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## **CODE ENFORCEMENT POLICY #3-2**

September 28, 2004

TO: All Inspection Staff

FROM: Steve Zaccard, Fire Marshal

SUBJECT: BED AND BREAKFAST RESIDENCES

CODE REFERENCE: Saint Paul Legislative Code, Chapter 378  
MSFC 1009.1  
MSFC 907.2.10.1.2

"THIS POLICY IS TO SERVE AS A GUIDE FOR YOUR ENFORCEMENT. EXCEPTIONS TO THIS POLICY SHALL BE APPROVED BY THE FIRE MARSHAL THROUGH YOUR SUPERVISOR".

Although Bed and Breakfast Residences (see definition below) do not require a Certificate of Occupancy, they do require a license inspection. To qualify for license approval the residences must conform to Minnesota Rules and Regulations, Zoning Code, Health Code, Fire Code and to the Property Maintenance Code for one- and two- family dwellings.

For Fire Prevention approval, the following requirements must be met:

1. Each guest room shall be provided with an escape window as defined in the state building code MSFC 1009.1.
2. A single station hard-wired smoke detector shall be provided in an approved location outside each sleeping area and in each guest room. A hard-wired (or a battery-operated detector) shall be located outside each sleeping area of the owner and other occupants. New installations must be hardwired with a battery back-up, MSFC 907.2.10.1.2.

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3. A minimum 1A10BC portable fire extinguisher shall be provided in the kitchen of the bed and breakfast residence.
4. A second exit shall be required from occupied third floors of 500 or more square feet.

**Note: Within an individual dwelling unit, only one exit need be provided from the second floor or basement level.**

Bed and Breakfast Residence - A dwelling unit, located within a one- or two- family dwelling, in which four (4) or fewer guest rooms are rented on a nightly basis for periods of less than a week and where at least one (1) meal is offered in connection with the provisions of sleeping accommodations only.

Guest room - A room or group of rooms forming a single habitable unit which is located within the walls of a dwelling unit and which is used or intended to be used for sleeping and living, but not for cooking or eating purposes and which is let individually as a unit.

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